

Grantee: Lansing, MI

Grant: B-08-MN-26-0007

January 1, 2010 thru March 31, 2010 Performance Report

Grant Number:

B-08-MN-26-0007

Obligation Date:

03/30/2009

Grantee Name:

Lansing, MI

Award Date:**Grant Amount:**

\$5,992,160.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Submitted - Await for Review

QPR Contact:

Dorothy Boone

Disasters:**Declaration Number**

NSP

Plan Description:

Population in Lansing has been declining slowly for two decades. Unemployment has increased to more than 10% city wide, and the number of vacant units topped 13% of the housing stock even before the mortgage foreclosure crisis began to hit in full. The number of foreclosures more than tripled between 2004 and 2007 and has continued to rise through 2008. Most of the City faces a high or very high risk of foreclosure abandonment in the next 18 months. Eight areas of the city have seen a concentration of subprime lending and foreclosure activity. They are Comstock Area, Prudden, Oak Park, Urbandale, Vision 2020, Potter Walsh, Baker Donora and Southwest Lansing neighborhoods.

Recovery Needs:

Activities need to take place to encourage stabilization of the housing market. Excess supply of housing needs to be reduced by acquiring and demolition of vacant blighted housing units or substandard housing that cannot be fully rehabilitated because it is located in flood prone areas. Vacant housing that is contributing to neighborhood decline needs to be rehabilitated and sold. Some vacant housing units need to be rehabilitated for rent to homeless families. Neighborhood stabilization assistance needs to be made available to help citizens mobilize themselves to combat blight and housing deterioration. Some new construction is needed on infill lots. Prospective home owners need assistance to reduce financial barriers to home ownership and overcome reluctance to purchase in an uncertain housing market. Funds need to be spent on administrative activities necessary to complete neighborhood stabilization initiatives.

Overall**This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$6,192,160.00

Total CDBG Program Funds Budgeted

N/A

\$5,992,160.00

Program Funds Drawdown

\$526,655.01

\$855,783.55

Obligated CDBG DR Funds

\$712,000.00

\$3,924,216.00

Expended CDBG DR Funds

\$446,950.81

\$1,183,656.33

Match Contributed

\$0.00

\$267,000.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	98.065%
Minimum Non-Federal Match	\$0.00	\$267,000.00
Limit on Public Services	\$898,824.00	\$0.00
Limit on Admin/Planning	\$599,216.00	\$28,844.37
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

Overall progress on the Neighborhood Stabilization Program (NSP) grant is satisfactory, although a few adjustments need to be made. Acquisition activity continues to lead progress in all other activities because eligible properties must first be purchased before demolition, rehabilitation and resale can occur. Approximately 14% of grant funds have been drawn to date.

Progress toward acquiring units and contracting the rehabilitation work for supportive housing is well underway. This activity will satisfy the requirement to invest 25% of NSP funds for the benefit of families at or below 50% of area median income. Original plans were to acquire and rehabilitate up to 15 homes for occupancy by homeless families. Based on experience so far, funds budgeted for this activity will be sufficient to develop only 10-12 supportive housing units. Nine supportive housing units have been identified to date.

The first supportive housing unit has been completed and is ready for occupancy. Construction has started on another home. Bids have been received for three more houses and rehabilitation specifications are under way for another three homes. One home initially intended for rehabilitation has been moved to demolition because the cost of rehabilitation would exceed the cost of new construction.

Work on supportive housing activity is on schedule. The NSP team is meeting weekly to make sure progress stays on track toward meeting the deadline to fully obligate funds for this activity by September 30, 2010. Overall supportive housing activity completion is approximately 15%. According to the current schedule, most units are planned to be completed or in progress by December 31, 2010.

Working drawings for the rehabilitation of the Neighborhood Empowerment Center and cost estimates for the project are done. The building will be energy efficient and LEED certified (Leading Energy Efficiency Design.) Consultation meetings were held with Head Start and other tenants to make sure the spaces are designed to meet their needs. Construction is expected to begin in June and Head Start space is expected to be ready for occupancy during the next school year.

Homeowner Purchase and Rehabilitation Assistance activity is not progressing. Buyers have not been interested in the program. New marketing efforts were used this quarter, but the results were unsuccessful. Buyers who had been interested in purchasing and rehabilitating eligible foreclosed properties ended up backing out due to their concerns about future market values.

Considering general buyer disinterest in this program and the end of the federal home buyer tax credit, prospects for attracting participants going forward are not promising. A request will be made to transfer these funds to another NSP activity where they can be fully obligated by the September 30, 2010 deadline.

A total of 20 properties have been cleared and demolished or deconstructed to date. Demolition/deconstruction was completed on 19 properties during the quarter. Eighteen of these were done by traditional demolition.

Deconstruction was not originally planned to be part of this activity, however it has been undertaken for one property. Through construction, approximately 70% of the material from the site was recycled or repurposed, thereby avoiding the landfill.

Demolition/deconstruction activity overall is about 30% complete. Additional funds will need to be transferred to this activity to complete the planned demolition activity. This activity is on schedule.

Rehabilitation and resale is planned for ten units. All ten have been acquired and one property was completed this quarter. It is currently being marketed for sale. Work is well under way in preparation for rehabilitation of the remaining properties. Two properties originally planned for rehabilitation have been moved to demolition because the cost of the rehabilitation work needed would exceed the cost of new construction for a similar unit.

No problems have been encountered in finding qualified contractors to bid on the work, however new contractors continue to be sought. Disbursements for rehabilitation lag construction progress due to the time required for inspection and holdbacks to ensure completion.

Overall rehabilitation progress is on schedule.

Plans, specifications and working drawings have been completed for the first of two newly constructed homes planned for development. Construction is expected to start in April when weather permits. The new home will be developed on a site formerly occupied by a foreclosed, blighted structure which has been demolished. The new home will incorporate passive solar heating and universal design features. It is a single story structure with attached garage; it will be similar in size and appearance to the existing homes surrounding it. This project is intended to set an example for the type of new home that fits existing neighborhoods, is affordable to purchase and operate, and contains features that will make it marketable now and in the future.

A site for the second home is expected to be selected in the coming quarter. This activity is on schedule.

No home buyer assistance loans were made this quarter using NSP funds. It was originally anticipated that NSP buyer assistance funds would be used primarily to assist buyers purchasing homes that were constructed or rehabilitated with NSP funds. This can not occur until homes are completed and ready for the market, beginning in spring and summer 2010. It is unlikely all of the home buyer assistance funds can be obligated by the September 30 deadline. Permission will be requested to transfer these funds to another NSP activity where they can be used within the time allowed.

Home ownership counselors have been selected and are under contract to provide the 8 hours of counseling required for NSP home buyers.

Acquisition is now approximately 74% complete for all NSP activities. Four additional properties were acquired this quarter. The total acquired to date is 63 units. Acquisition activity has been the first priority because it drives all other NSP activities except Activity 2.

Acquisition slowed during the quarter as the emphasis shifted to getting demolition and rehabilitation underway. The priority focus for acquisition at this time is selecting the remaining 2-4 properties for supportive housing.

New tax foreclosed properties will become available in June. This will be a primary supply source for the remaining units to be acquired. Acquisition activity is on track and no difficulty is anticipated in completing all purchases by the 18 month deadline to commit funds.

Sufficient NSP funds budgeted for this activity remain available to maintain properties while they are being prepared for rehabilitation or demolition and for expenses of final disposition.

Administrative activities during the quarter included bid letting, contract development and execution, refining procedures, processing payments to contractors and vendors, accounting, tracking activities, maintaining spreadsheets and maintaining files among other things.

Participation in regular weekly project management meetings between the Ingham County Land Bank and the City was expanded to include rehabilitation staff. Greater staff participation helps to better monitor progress, keep track of work flow and prioritize tasks. A revised contractor application was completed for use by the Land bank and the City. New contractor recruitment and processing is ongoing. A new Section 3 policy was completed for use with NSP activities.

City and Land Bank staff participated in the NSP Problem Solving Clinic offered by the HUD Detroit field office. City staff also participated in DRGR training at the HUD Detroit field office. City and Land Bank participated in a site visit with our assigned HUD representative where we reviewed NSP issues and toured the first two homes rehabilitated with NSP funds.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1-1, Permanent Supportive Housing Development	\$107,170.33	\$1,500,000.00	\$107,170.33
2-1, Library Rehabilitation	\$0.00	\$500,000.00	\$0.00
3-1, Home owner Purchase and Rehabilitation Assistance	\$0.00	\$400,000.00	\$0.00
4-1, Demolition and Deconstruction	\$102,671.99	\$300,000.00	\$102,671.99

5-1, Housing Rehabilitation and Resale	\$57,221.00	\$800,000.00	\$57,221.00
6-1, New Construction	\$0.00	\$250,000.00	\$0.00
7-1, Home Buyer Assistance	\$0.00	\$90,000.00	\$0.00
8-1, Land Bank Acquisition, Disposition and Maintenance	\$252,469.29	\$1,552,944.00	\$554,060.52
9, Administration	\$7,122.40	\$599,216.00	\$34,659.71
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number:	1
Activity Title:	Permanent Supportive Housing Development

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

1-1

Projected Start Date:

12/01/2008

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Permanent Supportive Housing Development

Projected End Date:

03/01/2013

Responsible Organization:

OCOF

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,500,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,500,000.00
Program Funds Drawdown	\$107,170.33	\$107,170.33
Obligated CDBG DR Funds	\$300,000.00	\$900,000.00
Expended CDBG DR Funds	\$27,466.13	\$107,170.33
OCOF	\$27,466.13	\$107,170.33
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquire and rehabilitate foreclosed homes for use as permanent supportive housing for homeless families.

Location Description:

NSP eligible block group

Activity Progress Narrative:

Original plans were to acquire and rehabilitate up to 15 homes for occupancy by homeless families. The first home has been completed and a homeless family will move in very soon. Construction has started on another home. Bids have been received for three more and rehabilitation specifications are under way for another three homes. One home initially intended for rehabilitation for supportive housing has been moved to demolition because the cost of rehabilitation would exceed the cost of new construction.

Rehabilitation costs per unit for this activity are higher than initially projected. This is due to the extensive scope of work required to rehabilitate the large, often older homes that best suit the needs of families expected to reside in supportive housing. Based on experience to date, funds budgeted for Activity 1 are expected to be sufficient to develop 10-12 supportive housing units. Two to four more units remain to be identified for this activity.

Progress toward acquiring units and contracting the rehabilitation work for supportive housing is well underway. The NSP team is meeting weekly to make sure progress stays on track toward meeting the deadline to fully obligate funds by September 30, 2010.

Based on the schedule for this activity, all of supportive housing units are expected to be completed so that funds for the 25% set aside will be expended by March 31, 2011, well ahead of the March 2013 deadline.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	9/15
# of housing units	0	0	1	0/0	0/0	9/15

# of Households benefitting	0	0	0	8/15	0/0	8/15
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Activity Locations

Address	City	State	Zip
3201 Risdale	lansing	NA	48911

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	2
Activity Title:	Rehabilitation of former Library

Activity Category:

Rehabilitation/reconstruction of public facilities

Activity Status:

Planned

Project Number:

2-1

Project Title:

Library Rehabilitation

Projected Start Date:

03/01/2009

Projected End Date:

06/01/2009

National Objective:

NSP Only - LMMI

Responsible Organization:

GLHC

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$500,000.00
Total CDBG Program Funds Budgeted	N/A	\$500,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
GLHC	\$0.00	\$0.00
Match Contributed	\$0.00	\$267,000.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Rehabilitate a 17,000 sq. ft. building for use as a one-stop Housing and Community Resource Center/Neighborhood Empowerment Center.

Location Description:

Corner Maple St. and Pine St. in Comstock NSP priority area, census tract 5.

Activity Progress Narrative:

Working drawings for the rehabilitation of the Neighborhood Empowerment Center were completed and final cost estimates were developed for the project. The building will be energy efficient and LEED certified. Consultation meetings were held with all occupants to make sure the spaces are designed to meet the needs of the agencies who will lease them. Bid documents are being drafted and bids will be requested next quarter. Construction is expected to begin in June. Final construction cost estimates are higher than initially projected, primarily due to the decision to achieve a high standard of energy efficiency than originally contemplated. This investment will result in lower operating costs. The developer is pursuing several alternatives to fund the additional costs including requesting additional NSP resources. No NSP funds have been expended to date for this activity.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Public Facilities	0	0	0	0/0	0/0	2/1
# of Non-business Organizations	0	0	0	0/0	0/0	2/2
# of Persons benefitting	0	0	0	7000/3000	5000/2000	12000/5000

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	3
Activity Title:	Homeowner Purchase Rehabilitation (HPR)

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

3-1

Project Title:

Home owner Purchase and Rehabilitation Assistance

Projected Start Date:

03/01/2009

Projected End Date:

03/01/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

GLHC

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$400,000.00
Total CDBG Program Funds Budgeted	N/A	\$400,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
GLHC	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Assist eligible home buyers in selecting, acquiring, rehabilitation properties and finding affordable fixed-rate mortgages.

Location Description:

Southwest Lansing or any NSP eligible block group.

Activity Progress Narrative:

This activity is not progressing well. Buyers have not been interested in the program. New efforts were made to increase the amount available for rehabilitation and market the program to buyers for upgrading energy efficiency and safety of foreclosed properties, but the results were unsuccessful. There is a limited selection of foreclosed properties in NSP target areas that would be eligible for this assistance and buyers were not interested in purchasing those properties. Buyers who had been interested earlier in purchasing and rehabilitating eligible foreclosed properties ended up backing out. They cited a lack of confidence in future market value of the property and not being able to recover their investment. A request will be made to transfer these funds to another NSP activity where they can be fully obligated by the September 30, 2010 deadline.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/8
# of Households benefitting	0	0	0	0/0	0/8	0/8

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	4
Activity Title:	Demolition of blighted property

Activity Category:

Clearance and Demolition

Project Number:

4-1

Projected Start Date:

03/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition and Deconstruction

Projected End Date:

03/01/2013

Responsible Organization:

ICLB

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$300,000.00
Total CDBG Program Funds Budgeted	N/A	\$300,000.00
Program Funds Drawdown	\$102,671.99	\$102,671.99
Obligated CDBG DR Funds	\$42,000.00	\$300,000.00
Expended CDBG DR Funds	\$102,671.99	\$124,273.03
ICLB	\$102,671.99	\$124,273.03
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Demolition of blighted property that is not feasible for rehabilitation.

Location Description:

Homes in 100 year flood plain or any NSP target area.

Activity Progress Narrative:

Please note: A correction was made to reduce the total number of demos incorrectly reported in prior quarters. The addresses reported here are for the 19 units where demolition or deconstruction activity was completed during this quarter. Previous Quarterly Progress Reports incorrectly reported units and property addresses that were acquired for demolition, but where demolition activity was not completed.

Demolition/deconstruction was completed on 19 properties during the quarter ending March 31, 2010. Eighteen structures were removed by traditional demolition and one property was deconstructed. A total of 20 properties have been demolished or deconstructed to date. Demolition costs are approximately \$8,000 per unit not including the cost of hazardous material assessment and remediation. The cost for deconstruction of one unit was about \$10,400, not including hazardous material assessment and remediation. The deconstruction bid was awarded to a contractor with considerable experience in deconstruction who employs trained workers.

Deconstruction was not originally planned as part of NSP activity. However the structure selected for deconstruction contained distinctive architectural components such as interior wood flooring and trim in good condition despite the structure being tagged as unfit for occupancy. Approximately 70% of the material in the structure was recycled or repurposed. The remainder went to the landfill.

Funds currently budgeted for demolition/deconstruction are likely to be insufficient to complete this activity for the number of units projected. Permission will be requested to transfer funds to this activity from other NSP activities that are not progressing well.

Performance Measures

This Report Period			Cumulative Actual Total / Expected		
Low	Mod	Total	Low	Mod	Total

# of Properties	0	0	-8	0/0	0/0	20/60
# of housing units	0	0	0	0/0	0/0	29/0
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Public Facilities	0	0	0	0/0	0/0	0/0
# of Businesses	0	0	0	0/0	0/0	0/0
# of Non-business Organizations	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/0	0/0	0/0

Activity Locations

Address	City	State	Zip
515 Rulison	Lansing	NA	48915-
1124 Reo	Lansing	NA	48910-
1132 Ferrand	Lansing	NA	48906-
908 May	Lansing	NA	48906-
1114 S Holmes	Lansing	NA	48912-
1617 Bailey	Lansing	NA	48910-
4529 Pleasant Grove	Lansing	NA	48910-
1345 Emerson	Lansing	NA	48906-
839 E Saginaw	Lansing	NA	48906-
222 S Martin Luther King	Lansing	NA	48915-
1437 Pontiac	Lansing	NA	48910-
813 Johnson	Lansing	NA	48906-
1005 Shepard	Lansing	NA	48912-
606 Leslie	Lansing	NA	48912-
725 East Park Terrace	Lansing	NA	48906-
1315 W Lenawee	Lansing	NA	48915-
608 Baker	Lansing	NA	48910-
903 Pine	Lansing	NA	48906-
1036 McCullough	Lansing	NA	48912-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	5
Activity Title:	Acquisition, Rehabilitation and Resale (ADR)

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

5-1

Project Title:

Housing Rehabilitation and Resale

Projected Start Date:

03/01/2009

Projected End Date:

03/01/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

ICLB

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$800,000.00
Total CDBG Program Funds Budgeted	N/A	\$800,000.00
Program Funds Drawdown	\$57,221.00	\$57,221.00
Obligated CDBG DR Funds	\$170,000.00	\$800,000.00
Expended CDBG DR Funds	\$57,221.00	\$64,599.49
ICLB	\$57,221.00	\$64,599.49
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquire and rehabilitate foreclosed properties for sale to eligible home buyers.

Location Description:

NSP eligible areas.

Activity Progress Narrative:

Rehabilitation activity is progressing well. One property was completed this quarter and is being actively marketed for sale. Contractors have been selected and construction was started for two more homes. Specifications and costing for rehabilitation work was completed for another home in preparation for bidding. Blower door tests were completed for six homes and lead inspections were done for five homes in preparation for specification writing. Two properties originally planned for rehabilitation have been moved to demolition because the cost of the the rehabilitation work needed would exceed the cost of new construction.

Staff time has been prioritized toward the goal of completing specifications for rehabilitation work on all properties by about July 1, 2010. Disbursements for rehabilitation lag construction progress due to the time required for inspection and holdback to ensure completion.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	13/10
# of housing units	0	0	1	0/0	0/0	13/10
# of Households benefitting	0	0	0	0/0	3/10	12/10

Activity Locations

Address	City	State	Zip
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Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	6
Activity Title:	New Construction

Activity Category:

Construction of new housing

Project Number:

6-1

Projected Start Date:

03/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

New Construction

Projected End Date:

03/01/2013

Responsible Organization:

ICLB

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$250,000.00
Total CDBG Program Funds Budgeted	N/A	\$250,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$125,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
ICLB	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Infill Construction of new housing for sale to NSP eligible home buyers.

Location Description:

Comstock Area, Oak Park Area or Prudden Area

Activity Progress Narrative:

Plans, specifications and working drawings have been completed for the first of two new homes planned for development. A contractor has been selected and construction is expected to start in April. It will be developed on a site formerly occupied by a foreclosed, blighted structure which has been demolished. The new home will incorporate passive solar heating and universal design features. It is a single story structure with attached garage which will be similar in size and appearance to the existing homes surrounding it. This new home is intended to be an example of the type of new home that fits existing neighborhoods, is affordable to purchase and operate, and contains features that will make it marketable now and in the future. The first home is expected to be completed in mid-summer 2010. A site for the second home is expected to be selected in the coming quarter so that plans and specifications can be developed for construction to start within this year's building season. Funds will be obligated for these projects during the next quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	1/2
# of Households benefitting	0	0	0	0/0	0/2	0/2

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	7
Activity Title:	Down Payment Assistance (DPA)

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

7-1

Projected Start Date:

03/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Home Buyer Assistance

Projected End Date:

03/01/2013

Responsible Organization:

City of Lansing

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$290,000.00
Total CDBG Program Funds Budgeted	N/A	\$90,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Lansing	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Down payment assistance for NSP eligible home buyers purchasing a foreclosed home in one of the City's priority NSP areas.

Location Description:

NSP eligible priority areas.

Activity Progress Narrative:

No home buyer assistance loans were made this quarter using NSP funds, although several homes purchases were assisted with HOME funds for buyers who qualified at 80% of area median income. It was originally anticipated that NSP buyer assistance funds would be used primarily to assist buyers purchasing homes that were constructed or rehabilitated with NSP funds. This can not occur until homes are completed and ready for the market, beginning in spring and summer 2010. It is unlikely these funds can be obligated by the September 30 deadline. Permission will be requested to transfer these funds to another NSP activity where they can be used within the time allowed. Home ownership counselors have been selected and are under contract to provide the 8 hours of counseling required for NSP home buyers.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/6
# of Households benefitting	0	0	0	0/0	0/6	0/6

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Affordable fixed-rate mortgages	\$200,000.00
Total Other Funding Sources	\$200,000.00

Grantee Activity Number:	8
Activity Title:	Acquisition

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

8-1

Projected Start Date:

03/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Land Bank Acquisition, Disposition and Maintenance

Projected End Date:

03/01/2019

Responsible Organization:

ICLB

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,552,944.00
Total CDBG Program Funds Budgeted	N/A	\$1,552,944.00
Program Funds Drawdown	\$252,469.29	\$554,060.52
Obligated CDBG DR Funds	\$200,000.00	\$1,200,000.00
Expended CDBG DR Funds	\$252,469.29	\$858,769.11
ICLB	\$252,469.29	\$858,769.11
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition of foreclosed properties for rehabilitation, sale, demolition or land banking. Includes the cost of property maintenance.

Location Description:

Comstock area, Oak Park, Prudden, Vision 2020, Baker Donora, Urandale, Potter Walsh and Southwest Lansing.

Activity Progress Narrative:

Acquisition activity continued and four additional properties were purchased this quarter. The total acquired to date is 63 properties for all activities. Acquisition is now approximately 74% complete. Acquisition activity slowed during the quarter as the emphasis shifted to demolition and rehabilitation. The priority focus for acquisition at this time is selecting properties for rehabilitation and occupancy by homeless families. Large units with at least three bedrooms (or preferably more) are needed to serve large families with children which is the segment of the homeless population that is most in need of housing. Large units that are located near schools, parks and bus lines are the top priority for this purpose.

New tax foreclosed properties are expected to become available in June. This will be a primary supply source for the remaining units to be acquired. Acquisition activity has been the first priority because it drives all other NSP activities except Activity 2. Acquisition activity is on track and no difficulty is anticipated in completing all purchases by the 18 month deadline to commit funds.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	4	0/0	0/0	64/70
# of housing units	0	0	4	0/0	0/0	66/70

Activity Locations

Address	City	State	Zip
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721 Johnson	Lansing	NA	48906-
546 Isbell	Lansing	NA	48915-
4919 Christiansen	Lansing	NA	48910-
1136 Chelsea	Lansing	NA	48915-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Affordable fixed-rate mortgages	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	9
Activity Title:	General Program Administration

Activity Category:

Administration

Project Number:

9

Projected Start Date:

10/01/2008

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/01/2019

Responsible Organization:

City of Lansing

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$599,216.00
Total CDBG Program Funds Budgeted	N/A	\$599,216.00
Program Funds Drawdown	\$7,122.40	\$34,659.71
Obligated CDBG DR Funds	\$0.00	\$599,216.00
Expended CDBG DR Funds	\$7,122.40	\$28,844.37
City of Lansing	\$7,122.40	\$28,844.37
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

General administrative activities required to implement the NSP grant.

Location Description:

N/A

Activity Progress Narrative:

Administrative activities during the quarter included bid letting, contract development and execution, refining procedures, processing payments to contractors and vendors, accounting, tracking activities, maintaining spreadsheets and maintaining files among other things.

Participation in regular weekly project management meetings between the Ingham County Land Bank and the City was expanded to include rehabilitation staff to better monitor progress, keep track of work flow and prioritize staff activity. A revised contractor application was completed for use by the Land bank and the City. A new Section 3 policy was completed for use with NSP activities. Recruitment and processing new contractor applications is ongoing.

City and Land Bank staff participated in the NSP Problem Solving Clinic offered by the HUD Detroit field office. City staff participated in Disaster Recovery Grant Reporting (DRGR) system training at the HUD Detroit field office. City and Land Bank staff participated in a site visit with our assigned HUD representative. We reviewed NSP issues and toured the first two homes rehabilitated with NSP funds. A press event was held to announce completion of the first two homes rehabilitated with NSP funds.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	
